

# **COMPLETE DRAWINGS**

## **1. SITE PLAN.**

- A. Property description:
  - 1. Written “Legal Description” of property boundaries.
  - 2. Existing and proposed finished grades with drainage indicated.
  - 3. Existing utilities.

## **2. CONSTRUCTION DESCRIPTION TABLE**

- A. Use or occupancy per IBC Chapter 3.
- B. Type of construction per IBC Table 503.
- C. Square footage allowed per IBC Table 503.
- D. Actual square footage of proposed structure.
- E. Height of proposed structure in feet and stories.
- F. Area increase allowances for:
  - 1. Area modifications per IBC Section 506 and 507.
  - 2. Fire walls as per IBC Section 705.
  - 3. Automatic fire sprinkling system as per IBC Section 506.3
- G. Occupancy separations as per IBC Section 706, Table 508.3.3 and Table 508.2.
- H. Means of egress. Show the location, construction, size and character of all portions of the means of egress. Construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.
- I. Design occupant loads as per IBC Chapter 10.
- J. Accessibility requirements per IBC Chapter 11 and ICC/ANSI 117.1

## **3. WORKING DRAWINGS:** Plans prepared by an architect or engineer shall be Wet-stamped, signed and dated on the cover sheet. All other sheets must also have a stamp, signature and date which may be electronically reproduced.

The drawings shall include the following disciplines:

- A. Structural.
- B. Plumbing and mechanical.
- C. Electrical
- D. Civil

## **4. SPECIFICATIONS:** In written form on drawings or separate book, covering the Following:

- A. In CSI, 16-division format; all divisions used on project.
- B. Material description.
- C. Installation description (When not shown on drawings)

- 5. STRUCTURAL CALCULATIONS:** Stamped, signed and dated by the engineer of record.
- 5. SOILS REPORT:** Stamped, signed and dated by P.E.
- 6. ENERGY ANALYSIS.**
- 7. FIRE ASSEMBLIES:** Detailed on the drawings for walls, floor/ceiling assemblies and roof/ceiling assemblies as per “design number” or “file number” of one of the current publications of the following:
  - A. Tables 720.1 through 721.4 of the International Building Code.
  - B. “Fire Resistance Directory,” Underwriter’s Laboratory.
  - C. “Fire Resistance Design Manual,” Gypsum Association.
  - D. ICC evaluation reports.
- 7. FLOOD CONTROL/DRAINAGE DRAWINGS:** As required, stamped, signed and dated by a professional engineer.
- 8. SPECIAL INSPECTION:** As required by IBC Chapter 17. The registered design professional in responsible charge shall submit a statement of special inspection. The statement shall include a complete list of materials and work requiring special inspection and the inspections to be performed.
- 9. PERFORMANCE BASED DESIGN:** Include any performance based design which has been approved by the building official.